

052.A

0001

0407.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

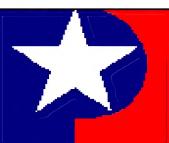
367,900 / 367,900

USE VALUE:

367,900 / 367,900

ASSESSED:

367,900 / 367,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Unit #: 407

Owner 1: LEXI REALTY LLC

Owner 2:

Owner 3:

Street 1: 1 CREDIT UNION WAY FL3

Street 2:

Twn/City: RANDOLPH

St/Prov: MA Cntry: Own Occ: N

Postal: 02368 Type:

PREVIOUS OWNER

Owner 1: DARCY THOMAS D.O. PLLC & -

Owner 2: EVEREST HEALTHCARE SPECIALISTS -

Street 1: 142 LAKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 839 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	367,900			367,900		144392
							GIS Ref
							GIS Ref
							Insp Date
							02/23/09

Commercial

ARDLINGTON

Total Card / Total Parcel

367,900 / 367,900

367,900 / 367,900

367,900 / 367,900

!4358!

USER DEFINED

Prior Id # 1:	144392
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:23:14
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
04/16/19	14:01:33
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	367,900	0	.	.	367,900	367,900	Year End Roll	12/18/2019
2019	343	FV	438,100	0	.	.	438,100	438,100	Year End Roll	1/3/2019
2018	343	FV	290,800	0	.	.	290,800	290,800	Year End Roll	12/20/2017
2017	343	FV	274,900	0	.	.	274,900	274,900	Year End Roll	1/3/2017
2016	343	FV	235,500	0	.	.	235,500	235,500	Year End	1/4/2016
2015	343	FV	164,200	0	.	.	164,200	164,200	Year End Roll	12/11/2014
2014	343	FV	164,200	0	.	.	164,200	164,200	Year End Roll	12/16/2013
2013	343	FV	164,200	0	.	.	164,200	164,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DARCY THOMAS D.	66859-409		2/29/2016		325,000	No	No		
COLARUSSO ANTHO	65595-89		6/23/2015	Sub Sale	268,000	No	No		
PATON DEAN CHAR	24787-354		8/17/1994		104,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Left Notice	PH	Patrick H
5/16/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
3/28/2016	SQ Returned	EMK	Ellen K
2/23/2009	Inspected	197	PATRIOT
5/1/1985		LO	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 63 - Condo Office		Full Bath	Rating:															
Sty Ht: 4 - 4 Story		A Bath:	Rating:															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:															
Foundation: 1 - Concrete		A 3QBth:	Rating:															
Frame: 2 - Steel		1/2 Bath: 1	Rating: Average															
Prime Wall: 7 - Brick		A HBth:	Rating:															
Sec Wall:	%	OthrFix:	Rating:															
Roof Struct: 4 - Flat		OTHER FEATURES				RESIDENTIAL GRID												
Roof Cover: 11 - Membrane		Kits:	Rating:															
Color: BRICK		A Kits:	Rating:															
View / Desir:		Fpl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)		CONDOS INFORMATION				RES BREAKDOWN												
Year Blt: 1984	Eff Yr Blt:	Location:																
Alt LUC:	Alt %:	Total Units:																
Jurisdict:	Fact: .	Floor: 4 - 4th Floor																
Const Mod:		% Own: 1.840000033																
Lump Sum Adj:		Name: 2 - 3002																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				SUB AREA						
Avg Ht/FL: STD		Phys Cond: AV - Average	28. %	Functional:				No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall		Economic:		Special:														
Sec Int Wall:	%	Override:																
Partition: E - Typical		Total: 28 %																
Prim Floors: 4 - Carpet		CALC SUMMARY				COMPARABLE SALES				SUB AREA DETAIL								
Sec Floors:	%	Basic \$ / SQ: 250.00		Size Adj.: 1.25000000		Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Flr:		Const Adj.: 1.66583312		Adj \$ / SQ: 520.573														
Subfloor:		Other Features: 5587		Grade Factor: 1.10														
Bsmnt Gar:		NBHD Inf: 1.04999995		NBHD Mod:		WtAv\$/SQ:		AvRate:		Ind.Val								
Electric: 3 - Typical		LUC Factor: 1.00		Adj Total: 510912		Juris. Factor:			Before Depr:	601.26								
Insulation: 2 - Typical		Depreciation: 143055		Special Features: 0				Val/Su Net:	438.50									
Int vs Ext: S		Depreciated Total: 367857		Final Total: 367900				Val/Su SzAd:	438.50									
Heat Fuel: 2 - Gas																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 052.A-0001-0407.0								IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
Undisplayed Areas: FFL: 839																		
More: N	Total Yard Items:					Total Special Features:								Total:				